

TO: Mayor & City Council
RE: WEEKLY ISSUES UPDATE

FROM: Tom Williams, City Manager
DATE: October 21, 2016

BUILDING AND OCCUPANCY PERMITS: Building permit was issued to Turner Construction Company, for tenant improvements for their new office located at 691 South Milpitas Boulevard an at an estimated construction cost of \$500,000.

Building permit applications were submitted by:

1. Anton building company, for construction of 316 multi-family units in 5-story residential development located at 750 East Capitol Avenue at an estimated construction cost of \$70M.
2. ISSI, a circuit manufacturer company, for tenant improvements at their facility located at 1623 Buckeye Drive at an estimated construction cost of \$402,648.
3. California Urgent Care LLC, a new medical office, for tenant improvements at their facility located at 1487 Landess Avenue at an estimated construction cost of \$323,862.

Occupancy permit applications were submitted by two new businesses moving to Milpitas:

1. RealWear Inc., an administrative office for hands-free head-mounted tablet solution for industrial workers manufacturer located at 1851 McCarthy Boulevard.
2. Electro-diagnostic Imaging, Inc., medical device assembly business relocating from San Mateo to 1551 McCarthy Boulevard.

The following businesses have received **final inspection** and are **now open** for operation:

1. St. James Home Health Inc., home health scheduling and coordination business relocating from San Jose to 16 Corning Avenue.
2. Go Wraps, plotting of vinyl stickers and decals business moving from Campbell to 53 Minnis Circle.
3. Galaxy Barber Shop Salon, hair salon at 308 South Abel Street.
4. Aappakadai Indian Chettinad, Indian restaurant at 286 Barber Court.
5. Alliance Solutions LLC, general office for computer parts exporting to Hong Kong located at 318 South Abel Street.

CONSTRUCTIONS UPDATE:

Amalfi, 378 apartments in a 5 story building surrounding a 7 story parking garage by Citation Homes at 500 Amalfi Loop: All work has been completed, finalized and all units are ready for occupancy. *See the pictures to the right and below.*



HUMAN RESOURCES DEPARTMENT UPDATES:

Events: Tuesday, October 18, 2016 the Mayor and Council proclaimed October 16 – 22 as “Freedom from Bullies Week” at the City Council meeting. To commemorate this week, the Human Resources Department launched an electronic complaint form where employees can report complaints of discrimination, harassment, retaliation or bullying. This form can be completed with a name or the individual may choose to remain anonymous. In addition, the City’s Performance Appraisal Report (PAR) for unrepresented managers has been updated to include ratings for managers and supervisors on their ability to handle complaints of discrimination, harassment, and abusive conduct.

Employee Training Opportunities:

This Week’s Training:

- CalPERS Webinar: Power of Attorney (October 19th)
- ICMA Webinar: Survival Skills for Managers (October 20th)

Next Week’s Training:

- Reasonable Suspicion Training for DOT Commercial Drivers (October 27th)

Current Employment Opportunities: Human Resources is currently accepting applications for the following employment opportunities:

Open Competitive Opportunities:

- Building Inspector

Temporary Opportunities:

- Building Inspector
- Lifeguard/Swim Instructor
- Building Attendant/Recreation Leader IV
- Head Swim Coach
- Fitness Instructor
- Recreation Leader III: After the Bell Program
- Adult Crossing Guard
- Recreation Leader III: Referee

PLANNING DEPARTMENT UPDATE: The Planning Department received the following:

Planning Permits:

Permit No.	Project Address/Location	Project
P-MS16-0152	Traverse	Amendment for Retaining Walls
P-UP16-0021	Ulferts Center	CUP for Storage Area
P-MS16-0129	Laird	New Equipment Pad

Building Permits:

Permit No.	Project Address/Location	Project
B-BP16-0601	1237 Columbus Drive	Residence Addition on 2nd Floor
B-BP16-0592	891 Ames Avenue	Spray booth and Oven
B-BP16-0600	270 South Abbott Avenue	Verizon Antenna Replacement
B-GR16-0014	750 East Capitol Avenue	Grading for Multi-Family Residential
B-BP16-0587	1125 North Milpitas Boulevard	Removal of Dispensers
B-DF15-0115	765 Montague Expressway	The Edge Landscape Improvement
B-DM16-0071	730 East Capitol Avenue	Total Building Demo
B-BP16-0574	2254 Levin Street	Building Addition
B-BP16-0367	231 Houret Drive	Type 1 - 7 plex multi-family
B-BP16-0368	231 Houret Drive	Type 1 - 7 plex multi-family
B-BP16-0369	231 Houret Drive	Type 1 - 7 plex multi-family
B-BP16-0370	231 Houret Drive	Type 1 - 7 plex multi-family
B-BP16-0371	231 Houret Drive	Type 1 - 7 plex multi-family
B-BP16-0589	1487 Landess Avenue	Tenant Improvements for Medical Office
B-BP16-0554	750 East Capitol Avenue	Apartment Complex

POLICE DEPARTMENT UPDATE:

On **Monday, October 17, 2016**, the sixth workshop of the Police and Community Education Seminar (PACES) was held in the Police Department Community Room. Property Clerks presented information on processing evidence and maintaining property.

On **Wednesday, October 19, 2016**, a police officer gave a tour of the Milpitas Police Department to 2nd grade students and their chaperones from Curtner Elementary located at 275 Redwood Avenue, Milpitas.

On **Thursday, October 20, 2016**, Chief Pangelinan and Sergeant Bryan Hinkley met with Interim Superintendent Cheryl Jordan and High School Principal Phil Morales to discuss public perception of high school students. On the same day, Chief Pangelinan participated in a Peace, Harmony, and Civic Participation Forum hosted by the Milpitas Democratic Club. The Event was held from 6:30PM to 8:00PM in the Milpitas Police Department Community Room. Lastly, a representative from the police department attended the first planning meeting of this year's Black Friday Event at the Great Mall.

On **Saturday, October 22, 2016** from 10:00am to 2:00pm, the Milpitas Police Department and the Drug Enforcement Administration (DEA) will take back unwanted prescription drugs which can be dropped off at the Milpitas Police Department located at 1275 North Milpitas Boulevard, Milpitas.

On **Saturday, October 22, 2016**, Citizen Volunteers will process child fingerprinting and an officer will conduct a canine presentation at the annual Make a Difference Day Event located at the parking lot of Seafood City, 1535 Landess Avenue, Milpitas.

UPCOMING EVENTS:

Saturday, October 22, 2016 – 9:00AM – 2:00PM:

Pumpkins In The Park and Health 'O Ween Fun Run

Thursday, December 1, 2016 – 6:30PM – 8:30PM:

Annual Tree Lighting Ceremony – “The Magic of the Holidays”

Saturday, December 10, 2016 – 10:00AM – 11:30AM and 12:00PM – 1:30 PM:

Milk & Cookies with Santa

Engineering Weekly Report October 21, 2016

BART Construction (at nearly 85% complete) will create intermittent traffic impacts in the following areas:

- **Montague Expressway:** Montague Expressway now has a street-level bridge that will pass over future BART that is in a trench below. To minimize impacts to the travelling public during peak commute hours in the AM and PM, all lanes will be open. SSH is proposing to reduce the expressway to one lane for each leg of the intersection with Capitol Ave/Great Mall Parkway on Saturday morning (11/05/16) at 6:00AM for signal work and repaving. Stop sign controls will be in place at the intersection and the roadway is expected to reopen to all lanes by 6:00PM on Saturday (11/05/16). The contractor for the County's Montague Widening project, OC Jones, implemented their South Milpitas Boulevard full closure on Friday 10/14/16. It is currently scheduled to last for approximately 5 weeks. Additionally, OC Jones has been authorized to perform night work within Montague Expressway, Gladding Court, and South Milpitas Boulevard through the week before Thanksgiving.
- **Capitol Avenue:** SSH began their final reconstruction of Capitol Avenue on Monday, May 9, 2016. This work requires a northbound lane reduction, from the southerly City limits to Montague Expressway, and is expected to last through the fall of 2016.
- **Dixon Landing Road:** SSH will periodically require single lane closures during the off-peak hours for other remaining work. A new left-turn lane, from southbound Milmont Drive, was installed through the median in order to provide an alternate access to the "7-11" shopping center. This will be removed and the median will be restored, now that the alternate "7-11" driveway on Dixon reopened in mid-March 2016.
- **Piper Drive:** One lane in each direction was re-opened to the public since May 2, 2014. SSH is proposing a full-closure of Piper Drive starting Friday night (11/04/16) at 10:00PM in order to complete some new paving work. The roadway is expected to reopen to traffic by 8:00AM the next morning (Saturday, 11/05/16). Public Outreach will be conducted for the impacted residents and businesses in the area.

Design & Construction

Projects Impacting the Public:

- Alviso Adobe Phase V – Interior Restoration (CIP 5055): This project provides for the restoration of the first floor of the Alviso Adobe. A design contract was approved by the City Council on August 16, 2016. The Project design kick off meeting will be held in early November.
- Marylinn Drive Sanitary Sewer Replacement (CIPs 6115 & 6116): This project provides for the replacement of a 27" & 30" diameter sanitary sewer pipeline along Marylinn Drive and under I-880. The consultant is proceeding with a CIP design to line the existing pipes as a cost savings measure. 50% design plans were submitted and reviewed. Staff reviewed and responded to the 85% design documents. The design consultant is completing the design process and is working to obtain permits from regulating agencies such as Caltrans, SCVWD, and California Department of Fish and Wildlife. Permits are anticipated by the end of November 2016.
- Milpitas Sports Center Pool Repairs (CIP 3408): The project repaired and resurfaced three sports center pools. Construction was completed on time and within budget on May 5, 2016. Council approved initial acceptance of the project on September 20, 2016, and the project is in the one-year warranty period.
- Street Light Improvement Project (CIP 4266): This project provides for various improvements to renovate and replace some of the aging street light infrastructures. As part of this project, a number of existing street lights will be converted to energy efficient Light Emit Diode (LED), in a pilot program. The initial phase of the pilot program was completed in early September, 2014. 1,000 LED street light fixtures have been installed at various streets in the City. Anticipated annual energy savings is approximately \$54,000, per year, as a result of this project.

- Light Rail Median Landscaping (CIP 2001): This project provides for landscape improvements within the medians along Great Mall Parkway, from I-880 to the southern City limits. The new landscape will be irrigated with recycled water. The Project currently re-advertised with scheduled bid opening on November 2, 2016 at 2:00PM.
- Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118): This project provides for the replacement of the water main and storm drainage lines along Dempsey Road, from Yosemite Drive to Calaveras Boulevard, and will install a recycled waterline along the alignment. The design of the storm, water and recycled lines is underway. The designer is preparing the 98% plans which includes incorporation of the City's comments on the 50% plans. Additional field investigation is necessary to identify potential conflicts with the existing utilities, therefore, the 98% plans are now scheduled to be ready for City review by December 2016. Permit applications have been prepared and submitted for review by the various agencies impacted by the project. In addition, the designer is also preparing the documents needed to obtain the required easements for the project.
- 237/McCarthy Boulevard Median Landscaping (CIP 4274): This project provides for median landscaping and irrigation, for the medians at the 237/McCarthy Boulevard Interchange. A Funding Agreement, between VTA and the City, was executed in 2012 to provide partial funding for this project and to allow VTA to administer the construction. The creation of a new CIP project, with additional funding, will be needed to construct this project. City staff is assisting VTA with the preparation of final plans for the work on the McCarthy Boulevard medians from Ranch Drive to Bellew Drive. Staff is working with VTA to develop the project schedule for advertisement and project construction.
- Milpitas Midtown East Parking Garage (CIP 3407): The project provides for the electric motor operation of fire doors within the garage and library. The contractor continues with installation of the new electrical panel and related conduits. Work continues with preparation for new door operators.
- Berryessa Creek Improvement Project (Army Corp of Engineers/SCVWD): The Santa Clara Valley Water District (SCVWD) and the Army Corp of Engineers are completing the design for a project to improve Berryessa Creek, from south of Montague Expressway to State Route 237. The contractor has started construction adjacent to Montague Expressway.
- Sports Center Sports Fields (CIP 5104): This project provided for the installation of a synthetic turf football/soccer field and a smaller multi-purpose field, including lighting and related furniture and equipment. Construction was completed. Staff and the contractor are working on project close-out in preparation for initial acceptance by the City Council.
- Higuera Adobe Park Renovation (CIP 5097): This project provides for the renovation of the picnic area and replacement park play equipment. Parking lot surface improvements and ADA access improvements are also included. The concept plans were brought to the PRCRC meeting on March 7, 2016. Plan Approval was completed on June 7, 2016. The project plans and specifications are being advertised for bid opening on November 1, 2016.
- Bridge Improvement Project (CIP 4271): This project provides for the repair and resurfacing of City-owned bridges as identified by Caltrans as deficient and in need of maintenance. The contractor is currently working through the construction submittal process and intends to start work on October 26, 2016. Day work will require one-way traffic controls on the bridges which will cause minor traffic delays. Night work may generate construction noise but less traffic impacts are anticipated. The contractor has requested the City allow a change to the contract with the additional of a new subcontractor. The requested change is required and was approved by the City Council on October 18, 2016.
- Wrigley-Ford Creek Erosion Repair (CIP 3700 & 3706): This project will provide for the repair of significant erosion damage to the Wrigley-Ford creek riparian mitigation area. Construction is complete. Project will be brought to City Council for acceptance on November 15, 2016.
- Electrical Vehicle Charging Stations (CIP 4276): This project provides electrical charging stations to the public at City Hall parking lot and Milpitas library garage. Two Level 2 electrical vehicle charging stations have been installed and activated at the City Hall parking lot. The electrical charging stations will be installed and energized in December 2016.

- Cathodic Protection Improvement – Main Sewer Pump Station (CIP 7115): This project provides for the installation of corrosion protection for the sewer force main system within the Main Sewer Pump Station at North McCarthy Boulevard. The project will also evaluate the City-owned sewer force main system between the Main Sewer Pump Station, at North McCarthy Boulevard, and the San Jose Wastewater Treatment Plant, at Zanker Road. The evaluation is an update to the City's 2012 Annual Survey and Cathodic Protection Condition Assessment. Bid package for advertisement for work within the Main Sewer Pump Station is being prepared.
- McCandless Park Project (CIP 5102): This project provides for a new public park, adjacent to the new Milpitas Unified School District elementary school, located on the east side of McCandless Drive, south of Montague Expressway, in the Transit Area. The park will provide approximately 4 acres of City public park space which will include play fields, athletic courts, parking, picnic area, play structure, and restrooms. A preferred concept plan to maximize right of way to accommodate both the park, a joint use area, and the school is being prepared. Once the final conceptual plan has been approved by the City Council, the consultant will commence with the creation of the construction drawings.
- New Midtown Street Light Project (CIP 3430): This project provides for the phased installation of Midtown standard decorative street lighting along South Main Street from Carlo Street to Great Mall Parkway. The first segment of lighting design and installation will be from Carlo Street to just north of Corning Avenue. HMH was awarded the contract on August 17, 2016 to provide design services for this project. The conceptual lighting design was submitted on September 27, 2016 and the City's staff has provided HMH with comments on October 10, 2016.
- Utility Underground 2017 Project (CIP 3425): This project provides preliminary engineering, support services, and coordination to the Pacific Gas & Electric Company (PG&E) for the creation of a new Rule 20A Utility Underground District (UUD) on Corning Avenue from South Main Street to North Abel Street and South Main Street from Corning Avenue to East Curtis Avenue. The new underground district will utilize PG&E's Rule 20A funds for construction of the utility undergrounding of existing overhead pole mounted electric, cable, and AT&T lines along South Main Street and Corning Avenue. HMH was awarded the contract on August 17, 2016 to provide support services for this project. Staff is generating a cost estimate for the City's portion of construction activities related to the undergrounding work that are not eligible for use of Rule 20A funds such as street lighting installation, disposal of hazardous materials, and for providing new utility easements. Staff sent a Memorandum to the City Manager on September 27, 2016 outlining the cost and work that are not eligible for use of Rule 20A funds. Staff has been authorized to proceed with the notices and public hearings for the underground district.
- TASP Underground Utility District (CIP 4281): This project provides for the creation of a new utility underground district to underground existing overhead PG&E, Cable TV and AT&T lines within TASP redevelopment area along South Milpitas Boulevard and Montague Expressway. The new district would be administered by the City and the design and construction to be completed by PG&E using the City's and County's Rule 20A funds. VTA is installing the new undergrounding substructure for AT&T and PG&E (at risk) as part of the BART project at their cost. Staff is generating a cost estimate for the City's portion of construction activities related to the undergrounding work that are not eligible for use of Rule 20A. Staff sent a Memorandum to the City Manager on September 27, 2016 outlining the cost and work that are not eligible for use of Rule 20A funds. Staff has been authorized to proceed with the notices and public hearings for the underground district.
- Street Resurfacing 2016 Project (CIP 4280): This project provides for the asphalt concrete pavement overlay including the replacement of damaged curb, gutter, and sidewalk, and the installation of new code compliant ADA curb ramps. Streets included in this project are McCarthy Boulevard from Barber lane to Tasman Drive and Tasman Drive from McCarthy Boulevard to Alder Drive. City Council awarded Construction contract to O'Grady Paving, Inc. on August 2, 2016. Contractor continues with miscellaneous concrete work and video detection camera installation to begin this week. Asphalt concrete overlay for Tasman Drive is scheduled for this coming Saturday, October 22, 2016.

Land Development (Private):

UNDER CONSTRUCTION (ONSITE & OFFSITE) ACTIVE PROJECTS	
DESCRIPTION	IMPACT
Harmony, DR Horton, McCandless Drive (PJ2709): This project will construct 276 single family attached homes and condo units off the south west portion of McCandless Drive. McCandless Drive is now open for through access to the public. Montague Expressway frontage improvements are nearing completion.	Possible traffic delays on McCandless Drive
District 2, Taylor Morrison, McCandless Drive (PJ2825): This is a medium density residential project off the northerly portion of McCandless Drive. Off-site improvements at McCandless Drive are substantially complete. Revised off-site storm water treatment improvements on Newbury are complete. McCandless Drive is now open for through access to the public.	Possible traffic delays on McCandless Drive
Metro, Pulte home, 1401 South Milpitas Boulevard (PJ 1211): This project will construct 318 residential units in total, at the intersection of the future Garden Street and South Milpitas Boulevard. Lot 1 is under construction. Public improvements for South Milpitas Boulevard have been approved. Lots 2-4 are in the building permit stage. The site improvement permit was issued, the on-site irrigation plans have been reviewed twice, and the final map was approved by council on 9/6/2016 and it is ready for recordation.	Traffic delays on South Milpitas Boulevard
Cobblestone, Tripointe, 345 Los Coches Street (PJ2792): This project will construct 32 single-family residential units on 2.655 acre property at the northwest corner of Milpitas Boulevard and Los Coches Street. Improvements along the South Milpitas Boulevard and Los Coches Street frontages are complete but not yet accepted. The on-site recycled water plans have been approved by the Department of Drinking Water and the building permit has been issued. There is a revision to the site improvement permit for a neat seat wall at three (3) lots.	No traffic impact
Orchid, DR Horton, 31 South Milpitas Boulevard (PJ2812): This project will construct 80 single-family detached units with related infrastructure (water, sewer, storm drain and other utilities and improvements along Los Coches Street and Milpitas Boulevard). An Encroachment Permit for all off-site improvements and a site improvement permit for onsite improvements have been issued. The recycled water deferred submittal has been approved by SBWR. Frontage improvements and paving operations are complete. Trail improvements are under construction.	Possible traffic delays on Los Coches Street
PACE, Trumark, 324 Montague Expressway (PJ2762): This project will construct 42 single-family detached units and 91 condominium units at the corner of Trade Zone Boulevard and Montague Expressway. Improvements along Trade Zone Boulevard and Montague Frontage are not completed. The VTA requires ADA access to an existing bus stop; the plans have been reviewed and approved and are waiting for an encroachment permit from Santa Clara County to do work in their right-of-way. The project is nearing completion.	No traffic impact
Citation 1 (north portion of Piper Drive) (PJ2527): This project will construct 94 townhouse units and two apartment buildings, totaling 638 units. On-site construction is complete. Off-site improvements are under construction.	No traffic impact
Traverse, K. Hovnanian, 569 Trade Zone Boulevard (PJ2874): This project will construct 207 residential townhome units on 12.5 acres of land with new public roadway system and a public park. The project is located within the TASP area, east of Montague Expressway on Trade Zone Boulevard, near the future BART station. The project is under construction and the off-site improvements are almost done.	No traffic impact

<u>Waterstone, Lennar Homes, 1494 California Circle (PJ2830, PJ1160):</u> This project will construct 84 single-family residential units on an existing industrial site.	Possible traffic delays along California Circle and I-880 ramp
<u>District 1, Lots 2, 3A and 4, Lyons, 1320 McCandless Drive, 1425 McCandless Drive and 1310 McCandless Drive/1463 Centre Pointe Drive:</u> This project will construct 3 high-density residential and mixed use projects. These will consist of: <ul style="list-style-type: none"> • 235 residential units and 3,976 square feet of retail on Lot 2; • 175-room hotel, 55,000 square feet of retail and 385 residential units on Lot 3A; • 4,660 square feet of retail and 192 residential units on Lot 4. The project is located within the TASP area. There will be off-site improvements on McCandless Drive, Great Mall Parkway and Centre Pointe Drive. The demolition permit for Lot 2, Lot 3A and Lot 4 have been issued. Lot 2 has made a 2 nd submittal for a grading permit. The off-site improvement plans for Lot 2 on McCandless Drive have been submitted for their first review and comments sent to applicant.	Possible traffic delays on McCandless Drive, Great Mall Parkway and Centre Pointe Drive
<u>Piper, KB Homes, 1256 Piper Drive (PJ1122):</u> This project will construct 98-townhome-style condominiums and 1-condominium tower with 210 units and the corner of Piper Drive and Garden Street. This project is located in the TASP in the Piper/Montague Subdistrict. There will be a lot line adjustment, final map, off-site improvements on Piper Drive and Garden Street. The lot line adjustment is ready for recordation; the final map is in for 2 nd review, Tract 10375; the off-site plans, E-EN16-0102, are in for 2 nd review, the demo permit has been issued, the grading has been reviewed twice, and the site improvement and building permits have been reviewed once.	Possible traffic delays on Piper Drive and Garden Street

UNDER CONSTRUCTION (ONSITE ONLY)	
<u>Murphy Ranch Townhomes, Lyons, Coyote Creek (PJ2740):</u> This project will construct 285 townhomes (approved as part of the Fairfield Project.). Fine grading, underground work and site improvement construction are mostly completed. The developer will coordinate traffic control with the adjacent Fairfield project. Off-site improvements have been completed and accepted by the Council with Cerano Apts. Final Occupancy punchlist (RW closeout) is in progress.	No traffic delays
<u>District 1, Lyons (north portion of McCandless Drive) (PJ1134):</u> This project is a mix-use commercial and high density residential development located at the northerly portion of McCandless Drive. Summary Vacation and Disposition of a portion of old Capitol Avenue were approved. Revised final map and public improvement plans are approved. Construction operation has commenced on-site and along frontage. The encroachment permit has been issued for construction for the Multi-Use Trail. The revised SWCP has been submitted.	Traffic delays on Great Mall Parkway
<u>Palazzo, KB Homes, 1200 Piper Drive (PJ1051):</u> This project will construct 94 townhome-style condominiums at the northeast corner of Piper Drive and Garden Street. It is located in the TASP in the Piper/Montague Subdistrict. The project is nearly complete.	No traffic delays

INACTIVE PROJECT
<u>Countryside Estates (PJ2889):</u> This project will construct 6 hillside homes. The contractor will be providing traffic control, for work on Country Club Drive, when construction starts.